

# TOWN of RIDGEFIELD BOARD OF SELECTMEN MEETING - MAY 25, 2016

TOWN HALL LARGE CONFERENCE ROOM – 6:30 PM

## REVISED/APPROVED MINUTES

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These minutes are a general summary of the public hearing and are not intended to be a verbatim transcription.

In attendance: R. Marconi, R. Hebert, M. Kozlark, B. Manners, S. Zemo (left at 8:33 pm)

### **Agenda**

1. Public Comment
2. Winners of 2016 HRRA Poster Contest Award
3. Interviews – Youth Commission: Isabelle and Alttara Scheer
  - Graveyard Committee: Tom McManus
  - Ridgefield Arts Council: Mark Meachem
  - Golf Committee: Deborah Murphy
  - Tree Committee Appointment: Conte Guzman
4. Residential Solar Program: Molly McGeehin
5. Schlumberger Citizens Committee Presentation
6. Loosen Up Massage Therapy Lease and Sublease Renewal Request
7. 729 North Salem Road Rent Increase
8. HRRA E-Waste Agreement Approval
9. Winters Bros. MSW and Recycling Contract
10. Route 7 Former Walpole Property Lease Extension Resolution
11. Old Quarry Road Former Schlumberger Property
12. Selectman's Report
13. Approval of Meeting Minutes: 5/4/16

#### 1. Public Comment

Chuck Hancock commented on the work of the SLC Citizens Committee—he is very grateful for their hard work.

#### 2. Winners of the 2016 HRRA Poster Contest Award

Tiffany Carlson, HRRA Recycling Educator, introduced the following students that won first place in the Ridgefield recycling poster contest: K—Lily Zezula (2<sup>nd</sup> place regional winner); 1<sup>st</sup> Grade—Averie Young; 2<sup>nd</sup> Grade—Josie Caron; 3<sup>rd</sup> Grade—Baron Czummek; 4<sup>th</sup> Grade—Alister Walsh (1<sup>st</sup> place regional winner); 5<sup>th</sup> Grade—Corrie Vakil (3<sup>rd</sup> place regional winner); 6<sup>th</sup> Grade—Kai O'Malley (honorable mention at regionals); 7<sup>th</sup> Grade—Lily Walsh (3<sup>rd</sup> place regional winner); 8<sup>th</sup> Grade—Lexi Held.

#### 3. Interviews

- Youth Commission: Isabelle and Alttara Scheer

Isabelle, RHS sophomore, and her mother Alttara Scheer, came forward to express their interest in serving on the Ridgefield Youth Commission. They have been attending Youth Commission meetings. They are long-time residents, and Alttara has four children in Ridgefield schools. Alttara would like to increase the Youth Commission's social media appearance. Isabelle stated not many people in RHS know about the Youth Commission and she would like to bring this to their attention to let them know that their voices are important. Isabelle state she was surprised when she attended the Youth Commission meeting; she was heard by the adults present there. A topic being discussed at Youth Commission meetings is how the Youth Commission can help people who are struggling with substance abuse.

**B. Manners moved and M. Kozlark seconded the motion to appoint both Isabelle and Alttara Scheer to the Youth Commission. Motion carried 5-0.**

- Graveyard Committee: Tom McManus

Tom McManus came forward to express his interest in serving on the Ridgefield Graveyard Committee. Mr. McManus state he has been receiving their postcards about the annual cemetery cleanup day every April. He thinks it is a sacred job and it is up to us to take care of them. Mr. McManus is happy to be part of the effort. Susan Law, Graveyard Committee Chairman, spoke of Tom's enthusiasm and interest.

**M. Kozlark moved and B. Manners seconded motion to appoint Tom McManus to the Graveyard Committee. Motion carried 5-0.**

- Arts Council: Mark Meachem

Mark Meachem came forward to express his interest in serving on the Ridgefield Arts Council. Mr. Meachem has been a resident of Ridgefield for 22 years. He has four sons in the Ridgefield Public Schools. He is in academia and supports liberal and fine arts in his profession. He attended the May Arts Council meeting. Mr. Meachem would like to focus on media and spreading the word about the Arts Council's activities.

**S. Zemo moved and M. Kozlark seconded the motion to appoint Mark Meachem to the Ridgefield Arts Council. Motion carried 5-0.**

- Golf Committee: Deborah Murphy

Deborah Murphy came forward to express her interest in serving on the Ridgefield Golf Committee. Ms. Murphy has been a resident of the Town for 28 years. She believes her experience would be an asset to the Golf Committee. She was president of the Ladies Golf Association for ten years. Prior to her interview with the Golf Committee, she had

not attended any meetings. She would like to be involved in projects that would benefit the golf community and the Town.

M. Kozlark stated that we are currently in an awkward position—“we have an embarrassment of riches”. There are two very qualified candidates with different backgrounds that both would be helpful for the committee. M. Kozlark asked if Ms. Murphy would be willing to serve as an alternate. Ms. Murphy stated she would be willing to serve as an alternate, but she would prefer a full membership on the Golf Committee. The Golf Committee sent an email to the BOS recommending appointment of Patrick Egan as a full member and Deb Murphy as alternate. The email stated only two members voted. R. Marconi stated it is important to balance the committee with gender.

**R. Hebert moved to accept the recommendation of the Golf Committee but the motion was never seconded. R. Hebert then retracted his motion and revised it to appoint Deborah Murphy as a full member of the Golf Committee and appoint Patrick Egan as an alternate member; S. Zemo seconded the motion. Motion carried 5-0.**

- Tree Committee: Conte Guzman

Conte Guzman attended a previous BOS meeting, and since then has attended a Tree Committee meeting.

**M. Kozlark moved and B. Manners seconded the motion to appoint Conte Guzman to the Ridgefield Tree Committee. Motion carried 5-0.**

4. Residential Solar Program

Molly McGeehin, President of RACE; Daphne Dixon, Co-founder of LiveGreen CT (an organization that educates people in the state about sustainability), and Alex Maraquin(?) came forward to speak to the BOS. This program is to help Ridgefield residents get solar. RACE would like to partner with the Town (there would be no cost to the Town). An RFP would be issued by the Town to look for a vendor to install solar panels on residents' homes. The program is structured in a way that there would be a small give-back to the Town from the vendor at the end of the program. A total of 55 homes in Ridgefield currently have solar panels—this number has reached a plateau and we would like to see this number increase. Customers do not know much about solar power. The basis of the program is education and outreach. No door to door sales are planned, there are to be workshops at the Ridgefield Library instead. The RFP would be selecting the vendor.

Daphne Dixon stated almost half of the towns in CT have moved forward with this type of program over the past five years. She stated this program benefits the community by bringing residents around to sustainability. Wilton has moved forward with this program. LiveGreen CT holds a Festival in Norwalk and last year attendance was up to 5,000 people.

She hopes to reinvigorate RACE in Ridgefield as a sidebar. S. Zemo questioned why we have to endorse one vendor over another? Perhaps we could hold an event allowing several vendors to have information. Ms. Dixon stated like the idea of a festival; multiple vendors would allow residents the ability to choose. R. Marconi suggested contacting other communities to determine how they have handled this.

Bill Davidson, a soon to be Ridgefield resident, suggested the Board may want to get the Town attorney's recommendation; indemnify the town.

##### 5. Schlumberger Citizens Committee

Dick Larson, Chairman, Joan Zawacki, Ed Tyrrell, Ellen Burns, and several other members were present for the presentation. Working for the past 14 months on this project; R. Marconi thanked members for their hard work and dedication. Dick Larson presented, stating that most decisions made by committee were unanimous.

The project began with a survey and after all responses were received the answers were reviewed. Many of the responses had ideas. The second survey was intended to further understand those ideas.

Conceptual Masterplan reflects all feedback received to see a cultural outdoor amphitheater center with walking paths, propose Philip Johnson Building be used as modern design showroom, the auditorium to be used by professional theater group; plenty of parking—460 spaces; potential for 560 utilizing across street on South Street. In theory medical office buildings may offer use of parking spots. There was an information session held with P&Z last week. SLG Citizens Committee recommends an implementation committee to move forward with concept and ideas. SLG auditorium—Act of CT interested in starting professional acting group—would take on the work and pay for it. It was determined that this group would be willing to work with other groups.

Philip Johnson Building (PJB)—a New Canaan group that runs a modern design business lives in a Philip Johnson house and would like to use the building. The house needs substantial work. The group agreed to complete work and pay to restore them into first-rate space.

There was thought and consideration given to cost and financial considerations of sale or lease of the 3 buildings on the site. This will allow the Town to avoid restoration and maintenance costs. Potential for additional cost recovery from selling parcels.

If the BOS accepts the Committee's recommendations, the next steps are: to identify PJB and auditorium transactions group and to identify amphitheater design and development group. The SLG committee could support efforts going forward.

R. Marconi mentioned that the cleanup of the property must be complete before the sale of any of the property. He thought that the tax revenue would help offset the purchase price of the property. M. Kozlark also stated that we were trying to recoup the taxes that SLG was paying (\$200k).

S. Zemo asked if the committee would consider serving as the implementation committee. M. Kozlark stated that a feasibility committee might be best to take next steps and we should go through our normal process of appointing a committee and not jump ahead.

R. Marconi stated allowing the BOS to digest and list questions and then schedule a follow-up meeting in the next 60 days. D. Larson stated that the buildings should be addressed sooner rather than later as they are deteriorating. It was suggested to add a meeting to the June BOS calendar. D. Larson agreed. June 15 is the date for this one-topic special BOS meeting. The goal of this meeting is to dive deeper into recommendations and next steps.

Don Daughters, Schlumberger Citizens Committee member, stated that all questions asked by BOS tonight are answered in the data provided.

Arnold Light recommended that the EDC participate in the next steps going forward.

6. Loosen Up Massage Therapy Lease & Sublease Renewal Request

Virginia Roebuck stepped forward. She stated that her massage business in Ridgefield has been around for the past 22 years, renting space at the Richard Venus building from the Town for the past 13 years. She sub-leases space to Dr. Penelope McDonald, a Naturopath, one day per week throughout the year. The current lease is \$537/per month; this is an 'all in' rent. Virginia planted a welcome garden at the former RVNA entrance.

**B. Manners moved and M. Kozlark seconded the motion to renew the lease and sub-lease as presented. Motion carried 4-0. (S. Zemo left the BOS meeting at 8:33 pm)**

7. 729 North Salem Road Rent Increase

This is the house that Paul Roche, Parks & Recreation Director, rents on the Richardson Park property. Current rent is \$1,648 and the CPI-U increase of \$6 brings the rent to \$1,654.

**R. Hebert moved and B. Manners seconded the motion to increase the rent to \$1,654 per month. Motion carried 4-0.**

8. HRRA E-Waste Agreement Approval

**R. Hebert moved and B. Manners seconded the motion to approve the HRRA E-waste agreement with Newtech International. Motion carried 4-0.**

9. Winters Bros. MSW and Recycling Contract

This year has been the best year so far with the transfer station/recycling center paid permit system.

R. Marconi discussed the Town's relationship with Wheelabrator and Town has seen decrease in our MSW tonnage but we are not allowed to tell hauler where to bring their tonnage unless the Town has its own transfer station. HRRA will be meeting with all haulers to encourage them to keep their tonnage through HRRA.

Our recycling tonnage is 70-80 per month, much lower than when we were dividing and sorting recycling.

**M. Kozlark moved to approve the MSW and recycling contract with Winters Bros. and R. Hebert seconded the motion. Motion carried 4-0.**

10. Route 7 Former Walpole Property Lease Extension Resolution

This is an extension of a current \$1/year lease the Town has with the State of Connecticut. The Little League has requested this lease extension. They would like to build a little league field (themselves). John Frey had to go to the legislature to allow the usage of lights on this space. Little League will also have to go to the P&Z Commission to request permission to install lights at this location. Little League will maintain the property.

**R. Hebert motioned and B. Manners seconded motion to extend the lease with the State of Connecticut for twenty years. "RESOLVED, that Rudy Marconi, First Selectman of Ridgefield, be and hereby is authorized to execute on behalf of the Town of Ridgefield a twenty-year extension of lease of a 2.146-acre parcel of land in the Town of Ridgefield by and between the State of Connecticut and the Town of Ridgefield and is authorized to execute any and all documents necessary to consummate the transaction above contemplated." Motion carried 4-0.**

11. Old Quarry Road Former Schlumberger Property

The Town received a letter from Attorney Rex Gustafson representing Old Quarry Road LLC stating that his client intends to sell 3.8+/- acres of the five-acre parcel that he purchased. The Town has the first right of refusal. R. Marconi stated that it is his understanding that it would be used for an assisted-living facility. The Town has 30 days from May 19 to respond to this request; the item can be added to the June 8 meeting agenda. The Town sold the property for \$1,250M. Total size of parcel is 5 acres; the owner is selling 3.8+/- of it. Discussion ensued about where the parcel is located on the property.

Mike Taylor, Old Quarry Road LLC member, spoke about the parcel—speak with Mr. Grogins.

R. Hebert stated that the use of the property is going to be driven by Planning & Zoning. This will be discussed at the June 8<sup>th</sup> meeting.

12. Selectman's Report

- Friends of Ridgefield
- Jen Mathy and Lloyd Taft resigned from Arts Council
- Memorial Day Parade; Marine Corps breakfast at 9:30 5/30
- Boys & Girls Club has extended offer to take over the teen barn. They are beginning to work together on a few things. The Youth Commission is fully supportive. The details are being worked out. This will help us to solve our deficit in the budget. The Boys & Girls Club is asking if the Town would continue to support. This item will appear on the June 22<sup>nd</sup> agenda. There is still the question if it will still be free for those who use it. B. Manners does not want to see it change; R. Marconi responded that the agreement allows the barn programming (or lack thereof) to remain.
- Revenue \$1.3M surplus this year—\$700M result of tax sales; Molly McGeehin is looking at a 2-year CD. She was told to hold off because interest rates may go up.
- R. Hebert asked for update on the pump house. R. Marconi stated that Karen Baldwin is not interested in the pump house. R. Hebert stated he received a communication from Geoff Harrington stating that the Historical Society wants to keep it but does not have enough money to preserve it. R. Marconi stated that someone mentioned they had a little bit of money to repair it and time of the essence because of how old the building is. R. Marconi will have the insurance company take a look at it and will ask Charlie to get the building cleaned up and secured. R. Hebert asked whether we can get someone to maintain it because it is overgrown and dangerous. R. Hebert asked if the Historical Society would be willing to hold a fundraiser. R. Hebert received a quote of \$40k to repair the building.

13. Approval of meeting minutes: 5/4/16

**M. Kozlark moved and R. Marconi seconded the motion to approve the 5/4/16 meeting minutes as amended. Motion carried 4-0.**

**M. Kozlark moved and R. Marconi seconded the motion to adjourn the BOS meeting at 9:40 pm. Motion carried 4-0.**

Respectfully submitted,  
Wendy Gannon Lionetti